



Plan Commission Minutes  
October 5, 2020 at 7:00 p.m.  
City Hall Council Chambers &  
Virtual Online – WebEx Meeting

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Members Present: Ms. Christopherson, Proznik, Obaid and Dr. Wolfgram  
Messrs. Brenholt, Granlund, Seymour, and Gragert

Staff Present: Messrs. Allen, Petrie, and Ms. Ness

1. Call to Order
2. Roll Call – Vice Chairperson Mr. Granlund chaired the meeting. Mr. Granlund, Mr. Seymour and Ms. Christopherson were present at the Council Chambers. Ms. Obaid, Dr. Wolfgram, Ms. Proznik, Mr. Brenholt and Mr. Gragert were present virtually online.
3. Ms. Christopherson moved to approve the August 3<sup>rd</sup> minutes. Mr. Seymour seconded and the motion carried.
4. Open public comment period for items that do not appear on this agenda noted as public hearings or public discussion. None.
5. Public Zoning (PZ-2006) – CVTC – Phase I – Transportation Education Center  
Mr. Allen presented a request to recommend approval of the site plan for 4000 Campus Drive for Phase I of the Transportation Education Center. This property is a public zoning and is reviewed by the Plan Commission and the City Council as part of a site plan.

The site plan submitted is Phase I for the new 115,000 square foot Transportation Education Center for CVTC West Campus. The site plan proposes 176 parking stalls located south of the existing parking lot. The narrative notes the new facility requires a total of 294 stalls. A final site plan review is required for the new Transportation Education Center. This agenda item will be reviewed by the City Council at the October 12<sup>th</sup> meeting.

Rod Bagley with Chippewa Valley Technical College noted that the budget included more additional parking and noted that the new parking lot location is under the powerline easement corridor. He spoke about the need for the new parking lot for both the new Transportation Center and the Energy Center, along with special events.

Adam Wehling with Chippewa Valley Technical College spoke about the challenges of the students living within the community or communities surrounding the Eau Claire area getting to the West Campus. He noted that typically there is one student per vehicle because of class schedule and location to which the student is coming from.

Brian Lambert, Engineer with Ayres Associates spoke about the future long-term plans for the West Campus, including a new residential construction facility and other improvements.

Mr. Seymour moved to recommend approval the site plan with staff conditions as noted. Seconded by Ms. Christopherson and the motion carried.

6. Site Plan (SP-2032) – Cherry Tree Dental  
Mr. Petrie presented a request to approve the site plan for a Cherry Tree Dental located at 3203 Stein Blvd. The site plan shows a footprint of a 6,824 square foot dental office with basement. The proposed building elevations show a modern prairie school style of architecture, with low-pitched hip roof and lap siding balanced with stone veneer finishes. The site plan shows 38

parking stalls with two shared driveway accesses from Stein Blvd. The project proposed a new two-tenant monument sign along the street.

Trent Schmitz with Advanced Engineering Concepts noted that he has been working with the City Utility Department about the water line for the existing building. He noted that it appears the new building will need a new water tap from the street.

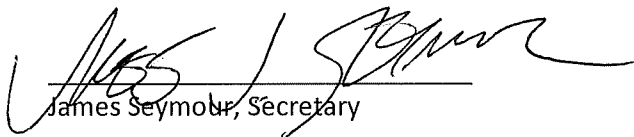
Mr. Seymour moved to approve the site plan with staff conditions and added a condition for sidewalk connection to Stein Blvd. Mr. Gragert seconded and the motion carried.

7. Phoenix Park Bridge – Landmark Designation

Mr. Allen noted that the Chicago-Milwaukee-St. Paul Railroad Bridge, known as the Phoenix Park Bridge was built in 1882 and replaced in 1903. Since 1990, the bridge has been a pedestrian bridge. Any comments concerning the proposed designation should be forwarded to the Department of Community Development by November 6<sup>th</sup>.

8. Future Agenda Item. None.

9. Mr. Granlund adjourned the meeting at 8:30 p.m.



James Seymour, Secretary